March 13, 2007

JUSTIFICATION LETTER
FOR A VARIANCE
TO THE FRONT SETBACK OF LOT 70
IN BAVARIA ESTATES

Bavaria Estates is a 112-lot, single-family residential subdivision located on the west side of Torrey Pines Drive between Lone Mountain Road and Ann Road. Of the 112 lots several have a depth of less than 120' and could benefit from a reduction in the front setback for the house. D. R. Horton is asking for a variance to the front setback from 20' down to 15' for the house only on Lot 70 (APN 125-35-310-070), whose street address is 6410 Veranda Falls Court. The setback for the garage would remain at 20'. For the housing product D. R. Horton is contemplating, this would allow for a 5' deeper back yard on this lot.

D. R. Horton believes that because of changing market conditions this variance would give them greater ability to provide a potential home buyer with another option in his choice of lots in the subdivision, producing a higher level of customer satisfaction.

Furthermore, granting this request will assist in producing an environment of stable and desirable character that is consistent with the objectives of the City of Las Vegas, because of the suitability of the intended use and its compatibility with the adjacent property.

VAR-20546
04/26/07 PC